

College Grove Village District (CGV)

(1) Purpose and Intent

The purpose of the College Grove Village District (CGV) is to implement the vision and policies of the College Grove Village Special Area Plan, which strives to preserve, protect, and enhance the village's unique, small town character. The development standards established for this District are intended to:

- Ensure new development is compatible with the scale and character of the Village and complements the Village's unique identity and sense of place;
- Encourage a continuation of the Village's traditional development pattern;
- Encourage and allow complementary land uses while discouraging those that are inconsistent with the character of the Village; and
- Preserve and enhance open space and natural resources within the Village;

(2) Establishment of the College Grove Village District Subareas

The College Grove Village consists of two distinctly different areas from the standpoint of overall character and historic patterns of development. In recognition of these differences, and to help ensure that new development is compatible with its surroundings, this Section establishes two subareas; the Village Core Subarea and the General Village Subarea.

a) Village Core Subarea

For the purposes of this Ordinance, the Village Core Subarea is defined as that area generally bounded on the north by Bellenfant Road/Arno-College Grove Road, on the west by Depot Street, on the south by Harper Street, and on the east by the eastern edge of the properties fronting on Horton Highway from Harper Street to Bellenfant Road. See Figure 10.02-1 below.

b) General Village Subarea

For the purposes of this Ordinance, the General Village Subarea is defined as that area located outside the Village Core Subarea, but within the boundary of the College Grove Village District. See Figure 10.02-1 below.

c) Subarea Map

Figure 10.02-1 illustrates the boundaries of the College Grove Village Subareas.

[INSERT MAP DEPICTING THE SUBAREAS]

(3) Village Core Subarea Standards

a) Dimensional Standards

- i. Table 10.02-10 establishes the dimensional standards for the Village Core Subarea.
- ii. Additional standards related to accessory uses are located in Section <>, Accessory Uses.

TABLE 10.02 – 10: DIMENSIONAL STANDARDS FOR THE VILLAGE CORE SUBAREA

Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	15,000 square feet	N/A
Max. Gross Res. Density	3 units per acre	N/A
Minimum Lot Width	50 feet	No minimum
Front Yard Setback	20 feet minimum / 30 feet maximum	5 feet minimum / 15 feet maximum ¹
Side Yard Setback	5 feet / 20 feet on corner lot	0 feet / 10 feet on corner lot
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	10,000 square feet ¹
Maximum Height	3 stories	3 stories

¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.

b) Contextual Design Standards

- i. The minimum lot area, minimum lot width, front yard setback and side yard setback may be reduced if the average lot area, lot width, front yard setback and/or side yard setback along the same block face and within 100 feet of the subject lot are smaller than those required in Table 10.02 – 10: Dimensional Standards for the Village Core Subarea.
- ii. The minimum lot area, minimum lot width, front yard setback and side yard setback shall not be reduced below the average of all lots on the same block face within 100 feet of the subject lot.
- iii. No principal building shall be constructed which is more than 10 feet taller than the average height of principal buildings along the block face within 100 feet of the subject lot.

- iv.** No principal building shall be constructed where the front façade is more than 50 percent wider than the average width of principal buildings along the block face and within 100 feet of the subject lot.
- v.** Where the building façade is wider than 50 feet, the façade shall be broken up into increments not exceeding this width by varying setbacks, roof forms, materials, etc.
- vi.** New buildings shall be oriented towards the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
- vii.** A sidewalk, with a minimum width of 5 feet, shall be provided between the building and the front property line.

c) Parking Standards

- i.** The number of parking spaces required as outlined in <>, may be reduced by up to 50% for uses within the Village Core Subarea.
- ii.** Off-street parking areas must be located to the side or rear of buildings and may be no closer to the street than the building's edge.
- iii.** On-street parking is permitted, subject to the following:
 - A.** Such parking must be approved by the County Highway Department or the Tennessee Department of Transportation (TDOT), as applicable.
 - B.** On-street parking spaces on Horton Highway must be arranged at a 90-degree angle to the street.
 - C.** On-street parking spaces on other streets within the Village Core must be parallel to the street.

(4) General Village Subarea Standards

a) Dimensional Standards

- i. Table 10.02-11 establishes the dimensional standards for the General Village Subarea.
- ii. Additional standards related to accessory uses are located in Section <>, Accessory Uses.

TABLE 10.02 – 11: DIMENSIONAL STANDARDS FOR THE GENERAL VILLAGE SUBAREA		
Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	½ Acre (21,780 sqft.)	1 Acre (43,560 sqft.)
Max. Gross Res. Density	2 units per acre	N/A
Minimum Lot Width	75 feet	100 feet
Front Yard Setback	50 feet	50 feet
Side Yard Setback	20 feet	25 feet
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	10,000 square feet ¹
Maximum Height	3 stories	3 stories
¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.		

b) Contextual Design Standards

i. Lot Area

- A.** The minimum lot area may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 11: Dimensional Standards for the General Village Subarea.
- B.** The minimum lot area shall not be reduced below the average lot area of all lots on the same block face within 300 feet of the subject lot.

ii. Lot Width

- A.** The minimum lot width may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 11: Dimensional Standards for the General Village Subarea.

- B.** The minimum lot width shall not be reduced below the average lot width of all lots on the same block face within 300 feet of the subject lot.

iii. Front and Side Yard Setbacks

- A.** The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 11: Dimensional Standards for the General Village Subarea.
- B.** The minimum front and side yard setbacks shall not be reduced below the average front or side yard setbacks of all lots on the same block face within 300 feet of the subject lot.